



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT

Planning Board Hearing of January 16, 2014

Case Number: PB 402

Petitioner: Waverly Woods Development Corporation

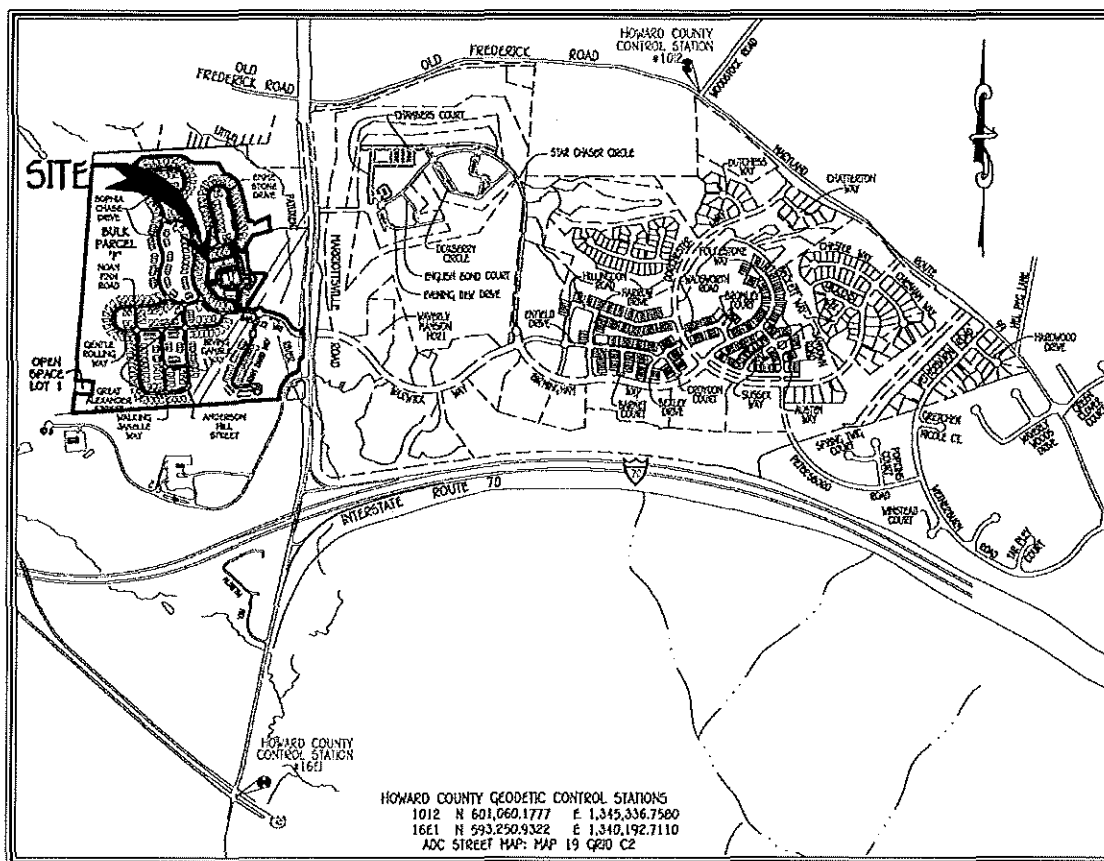
Project Name: "Waverly Mews", GTW's Waverly Woods, Section 14, Parcel 'G'

File Number: SDP-13-031

Request: For Planning Board approval of a site development plan for development located in the PSC Zoning District, in accordance with Subsection 127.1.L.2. of the Howard County Zoning Regulations. The proposed development, known as "Waverly Mews", consists of seven 16-unit age-restricted adult housing condominium buildings, a clubhouse and a pool on 6.69 acres± of land.

Recommendation: Approval, based on the plan meeting or exceeding Planning Board evaluation criteria and subject to any Planning Board approval conditions.

Location: The proposed development is located on the north side of Barnsley Way, approximately 750 feet west of Marriottsville Road, in the Third Election District of Howard County in Marriottsville, Maryland.



Vicinal Properties: The property (the "site") is pending recordation as Parcel 'G' as part of the GTW's Waverly Woods, Section 14 subdivision (Final Plan F-13-067). Open Space Lots 172 and 173 of the subdivision are located east of the site, and a gas pipeline right-of-way which traverses both open space lots abuts the site on the southeast side. Open Space Lot 172 contains environmental features such as streams, wetlands, floodplain and forest conservation easements; Open Space Lot 173 contains a regional stormwater management facility. Barnsley Way, a private road, and existing improved single-family detached lots are located south and southwest of the site. Finally, Bulk Parcel 'F' is located west and north of the site. Bulk Parcel 'F' is to be resubdivided in the future to create additional single-family detached lots. All properties described are located in the PSC Zoning District.

Legal Notices: The subject property was properly posted with one official Planning Board notice on the development's Barnsley Way frontage. Certifications that legal advertisements appeared in the Baltimore Sun and in the Howard County Times were placed in the file for the record.

Regulatory Compliance: This project is subject to compliance with the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations (effective October 6, 2013), the Adequate Public Facilities Ordinance (APFO) and the Howard County Forest Conservation and Landscape Manuals.

Project History:

- 11/27/2011: Zoning Board approves ZB-1097M, amending the preliminary development plan for The Courtyards at Waverly Woods – West. The amendment includes rezoning of the subject property from "PEC" to "PSC" and amends development criteria.
- 02/04/2013: Petitioner submits SDP-13-031, Waverly Mews to DPZ.
- 09/03/2013: DPZ determines that SDP-13-031, Waverly Mews is "approvable", subject to Planning Board approval.

Site and Density Information Chart:

Total Gross Area (Parcel 'G')	6.69 acres±
Area of 100-Year Floodplain	0.00 acres±
Area of Steep Slopes (Outside of Floodplain)	0.00 acres±
Total Net Area (Sub Floodplain and Steep Slopes)	6.69 acres±
Area of Proposed Site Disturbance	7.45 acres±
Units Permitted by ZB-1097M	112 dwelling units
Units Proposed by SDP-13-031	112 dwelling units
Parking Spaces Required	210 spaces
Parking Spaces Proposed	217 spaces
Area of Open Space Required (as F-13-067)	6.48 acres±
Area of Open Space Proposed (as F-13-067)	11.83 acres±
Area of Community Space Required	2,110 square feet
Area of Community Space Proposed	5,610 square feet

General Comments

Overall Site Conditions and Pending Proposal: The site is 6.69 acres in size and can be characterized as a relatively flat to gently sloping terrace adjacent to the floodplain of the Little Patuxent River to the east. The site is currently vacant and consists of cleared field. The site contains no wetlands, streams, forest, steep slopes or historic resources.

The proposed development consists of the construction of seven 16-unit apartment buildings, a clubhouse, a pool and associated infrastructure. Two means of access are proposed, one from existing Barnsley Way and one from proposed Emma Stone Drive, and private roads would be constructed internal to the development. The area of open space lots proposed by F-13-067 meets the PSC open space requirements, and sufficient community space in the form of a clubhouse would be provided.

Water and Sewer: The site is within the Planned Service Area and Metropolitan District. Accordingly, the site will be served by both public water and public sewer.

Site Access: The site has direct access to Marriottsville Road, an intermediate arterial road, via Barnsley Way. Marriottsville Road is in the process of being widened and there are plans to improve the bridge and interchange at the intersection of Marriottsville Road and Interstate Route 70. Additionally, the Barnsley Way intersection with Marriottsville Road will be signalized.

Environmental Resources: The site itself contains no environmental resources, however significant environmental resources including wetlands, streams (e.g. Little Patuxent River), floodplain and forest conservation easements are found on adjacent Open Space Lot 172 to the east. No activities are proposed in these areas.

Historic Resources and Cemeteries: The property is not included on the Historic Sites Map as a historic site and there are no known cemeteries on site.

APFO Roads Test: A traffic study prepared by The Traffic Group dated January 24, 2013 determined that the project satisfies Howard County Adequate Road Facilities Test Evaluation requirements.

Schools Test: This project is an age-restricted community; it will not be tested for school capacity.

Stormwater Management: Stormwater management for this project will be provided by a stormwater management pond approved under Site Development Plan SDP-09-039.

Forest Conservation: Forest conservation obligations for this site were satisfied by Final Plan F-09-057.

Landscaping: Landscaping for this project meets or exceeds the requirements of Section 16.124 of the Subdivision and Land Development Regulations and the Howard County Landscape Manual.

Planning Board Evaluation Standards: The standards by which the Planning Board is to evaluate the site development plan are found in Howard County Zoning Regulations Subsection 127.1.M.2. The Planning Board shall approve a site development plan if it finds that the plan:

1. *"Is consistent with the approved Preliminary Development Plan, Comprehensive Sketch Plan and Development Criteria."* (§127.1.M.2.a.)

The proposed development satisfies the intent and purpose of the PSC district in that it will provide housing designed for older adults and elderly persons. Taken in the context of Waverly Woods West, the community will provide a variety of housing types, including single-family attached and detached units and apartments. The site development plan is in substantial conformance with the Preliminary Development Plan (PDP) approved under Zoning Board Case 1097M. The intent of the PDP is for the subject parcel to be used as an age-restricted adult housing development that provides 112 apartment units and associated amenities. The site development plan proposes 112 apartment units, a 5,610 square-foot clubhouse and a swimming pool.

2. *"Satisfies the requirements of Section 127.1.L.3."* (§127.1.M.2.b.) which are:

- a. *The Comprehensive Sketch Plan or Site Development Plan and Development Criteria are consistent with the approved Preliminary Development Plan and Preliminary Development Criteria.*

The project is consistent with the criteria described by the PDP and ZB 1097M. The intended use satisfies the intent and purpose of the PSC Zoning District in which it is located by providing housing for older adults and elderly persons, and in the greater context of Waverly Woods West provides diverse housing to meet the varying needs of residents while ensuring compatibility with the surrounding neighborhood. The subject property and proposed development have direct access onto Marriottsville Road, an intermediate arterial road, via Barnsley Way. The project proposes the number of units indicated by the PDP (112), and ten percent, or 12, of those units will be set aside to satisfy the Moderate Income Housing Unit (MIHU) requirement. The development of this project proposes 11.83 acres of open space, which is 63.9% of the area subject to the requirement; this far exceeds the minimum required open space of 35%. In accordance with the PDP, the project will provide a 5,610 square-foot clubhouse and swimming pool.

- b. *The phasing of the development is consistent with the phasing schedule indicated in the Preliminary Development Plan.*

The development will not be constructed in phases. Phasing was not indicated by the PDP nor is it indicated by the site development plan.

- c. *The Comprehensive Sketch Plan or Site Development Plan and Development Criteria specify how the standards in Section 127.1.G will be met.*

The site development plan provides detailed information to convey the site plan requirements as outlined in Sections 127.1.G.1 and 127.1.G.2 of the Zoning Regulations. The site boundary, topography, existing vegetation, and adjacent streams, wetlands and 100-year floodplain are identified and delineated on the site development plan. Primary access to the site is from internal private roads (John Stuart Road and John Gravel Road) which connect to existing Barnsley Way and future Emma Stone Drive, which in turn connect to Marriottsville Road. A detailed landscape plan has been provided as part of the site plan set. Several

easements and maintenance agreements will be put in place to construct and maintain utilities and stormwater management facilities. The cover sheet provides information on units proposed, MIHU's, parking and other development criteria. The site has been designed to make the site fully ADA accessible and Universal Design Features will be incorporated into the units.

3. *"Makes effective use of landscaping to provide buffers where needed and to enhance the site design."*
(§127.1.M.2.c.)

The design of the project takes into consideration the surrounding residential neighborhood. The buildings and parking are laid out to minimize impact on view sheds of the adjacent homes. Single-family detached units are sited along the southern, western and northern perimeters of the property; the larger apartment buildings are in the eastern portion. A majority of the parking area is located in areas east of the apartment buildings, so the parking area will be screened from the surrounding single-family detached units by the surrounding apartment buildings. The topography of the site is such that, since they are closer to the Little Patuxent River and its floodplain, the apartment buildings will be substantially lower in elevation than most of the single-family units. In addition to landscaping required in accordance with Section 16.124 of the Howard County Code and the Landscape Manual, an enhanced landscape buffer on the south and west sides of the development will provide screening between the apartment buildings and existing and proposed single-family units. A mixture of evergreen planting material will be used within this buffer.

SRC Action: The Subdivision Review Committee determined this plan may be approved, subject to minor comments of the Division of Land Development and Development Engineering Division being addressed on the plan originals.

The site development plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.

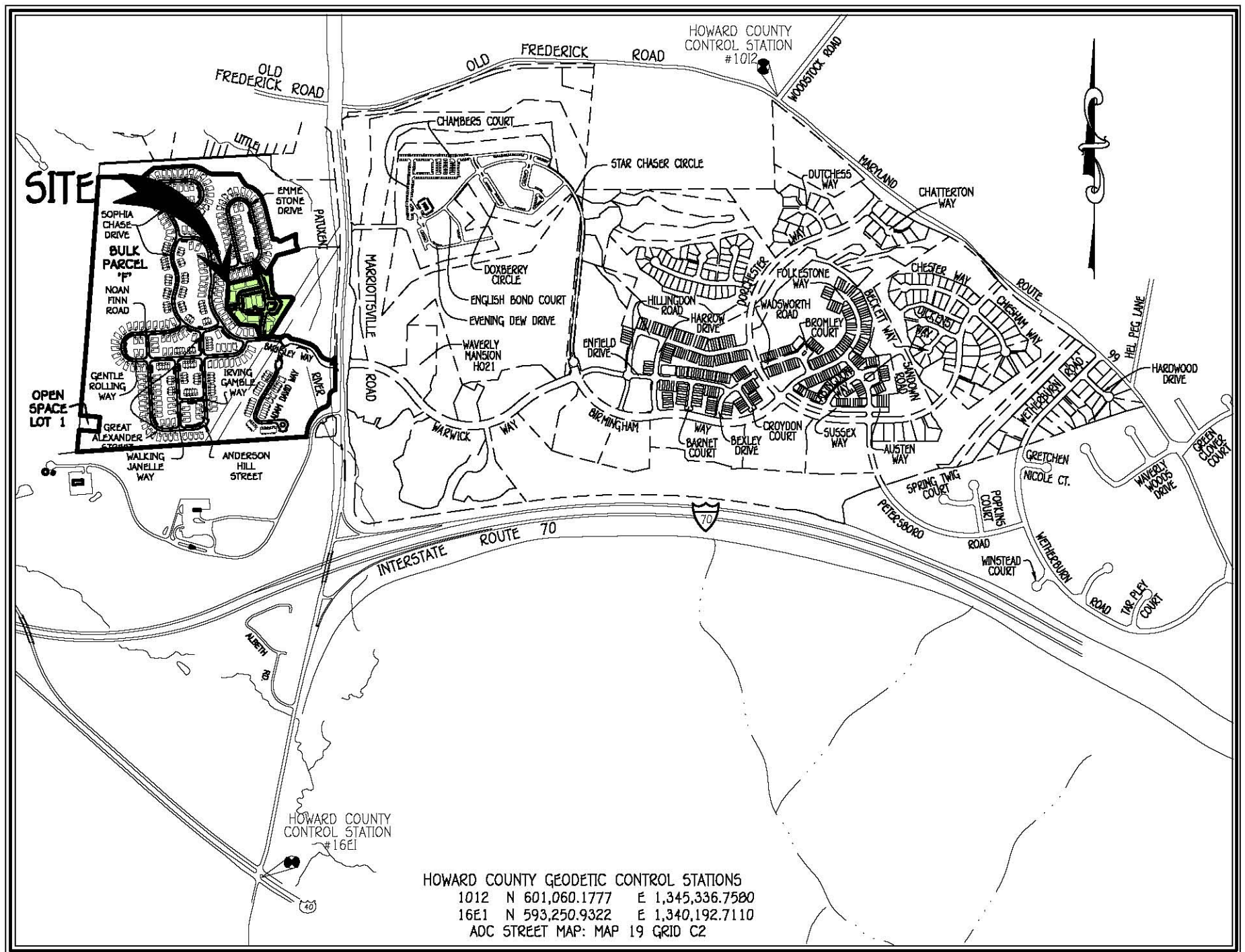
Recommendation: The Department of Planning and Zoning recommends approval of Planning Board Case Number 402, Site Development Plan SDP-13-031, subject to compliance with DPZ, Division of Land Development and Development Engineering comments and any Planning Board conditions.

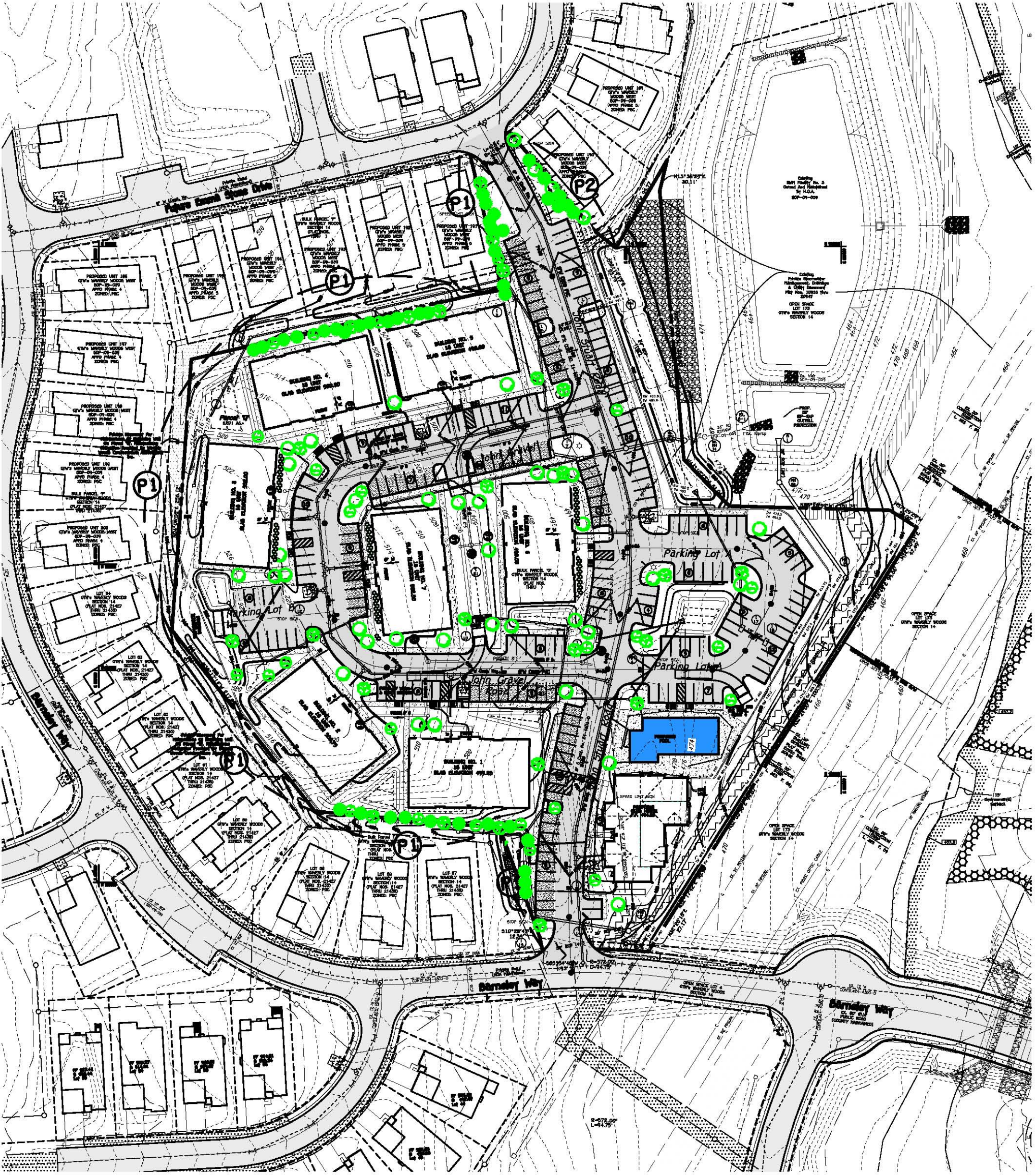

Marsha S. McLaughlin, Director
Department of Planning and Zoning





Date

MSM:DBB:dbb

K3





PLANT LIST		
SYMBOL	QTY	COMMON NAME
	24	NORWAY SPRUCE
	22	AMERICAN HOLLY
	15	GREEN GIANT ARBORVITAE



NOT FOR BIDDING PURPOSES:
THIS DRAWING, DESIGNS AND ANY IDEAS
CONTAINED HEREIN ARE THE SOLE
PROPERTY OF BRICKMAN AND ARE NOT TO
BE USED WITHOUT WRITTEN PERMISSION.



MAY 22, 2013

WAVERLY WOODS WEST

WALL



Green Giant Arborvitae



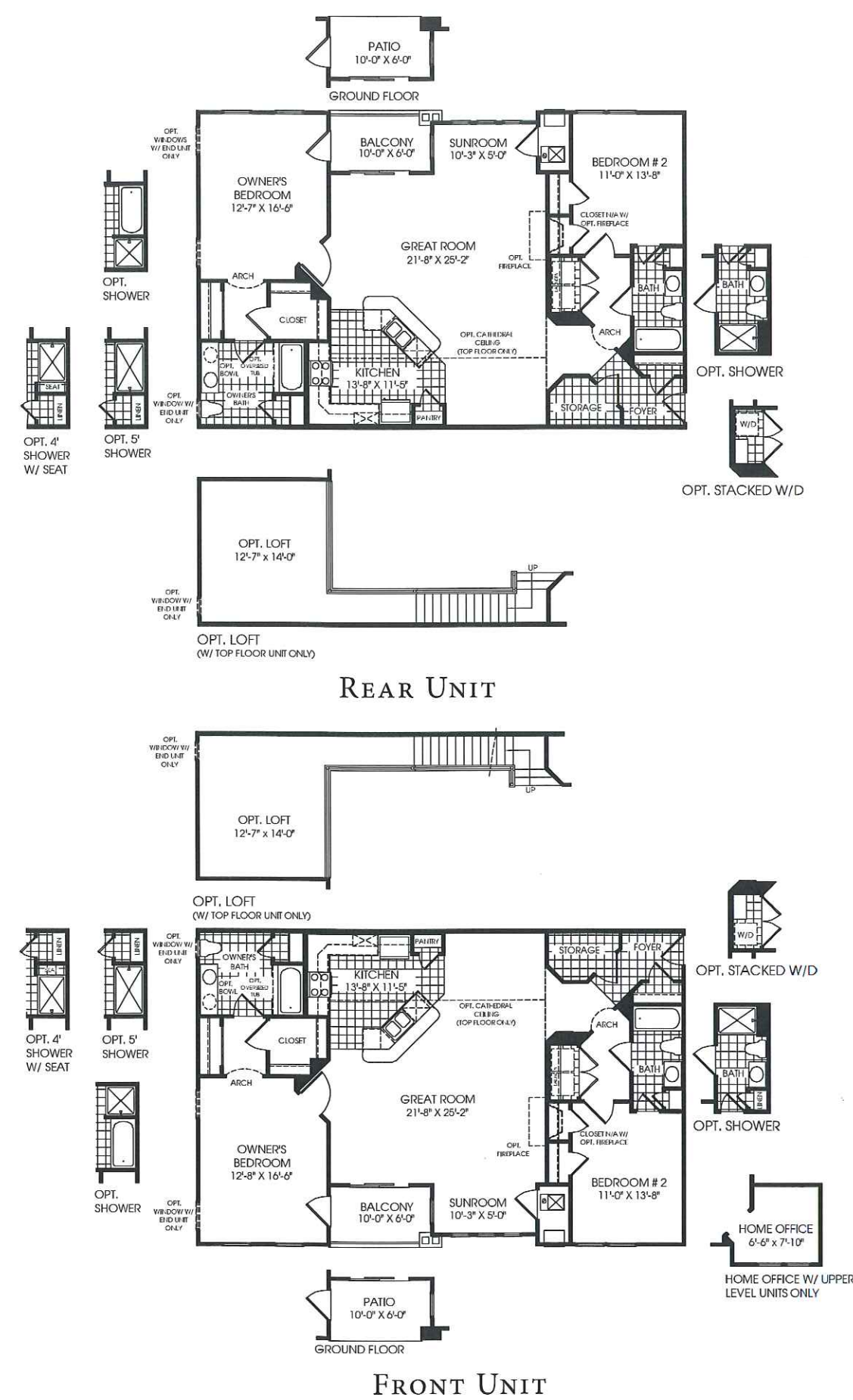
American Holly



Norway Spruce



BRICKMAN



The Chambord

Product Line: Cornerstone
Series:
Footprint Min: +02' 6" X 74' 0"
Footprint Max*: +02' 6" X 75' 0"
Height: 57' 5"
Sq. Ft. Min: 1489
Sq. Ft. Max:** 1826
Avail. Fnd Types: Slab

- First Floor Owner's:** ☐ **ADA Adaptable** ☐
- | | | |
|--------------------|---------------|---------------|
| Bedrooms: | Std: 2 | Opt: 0 |
| Full Baths: | Std: 2 | Opt: 0 |
| Half Baths: | Std: 0 | Opt: 0 |
- Ceiling Height Bsmt:**
Ceiling Height 1st floor: 9
Ceiling Height 2nd floor: 9
Roof Pitch: 6/12
Roof Load: ☒ Std. Corporate Exposure B
☐ Northeast Exposure B
☐ Corporate Exposure C
Wind Load: ☒ 90 MPH
☒ 100 - 120MPH
Available Veneers: ☐ Brick ☐ Stucco/Stone
☐ Siding ☐ Stucco
☐ Stone
☒ Partial Stone
☒ Partial Brick
☐ Stone/Brick
☐ Resort/Cottage
☐ MidAtlantic

Garages Available:

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE CHAMBORD
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